

Wording Amendments for Small-Scale Residential Infill



Department of Planning & Urban Design
August 22, 2017

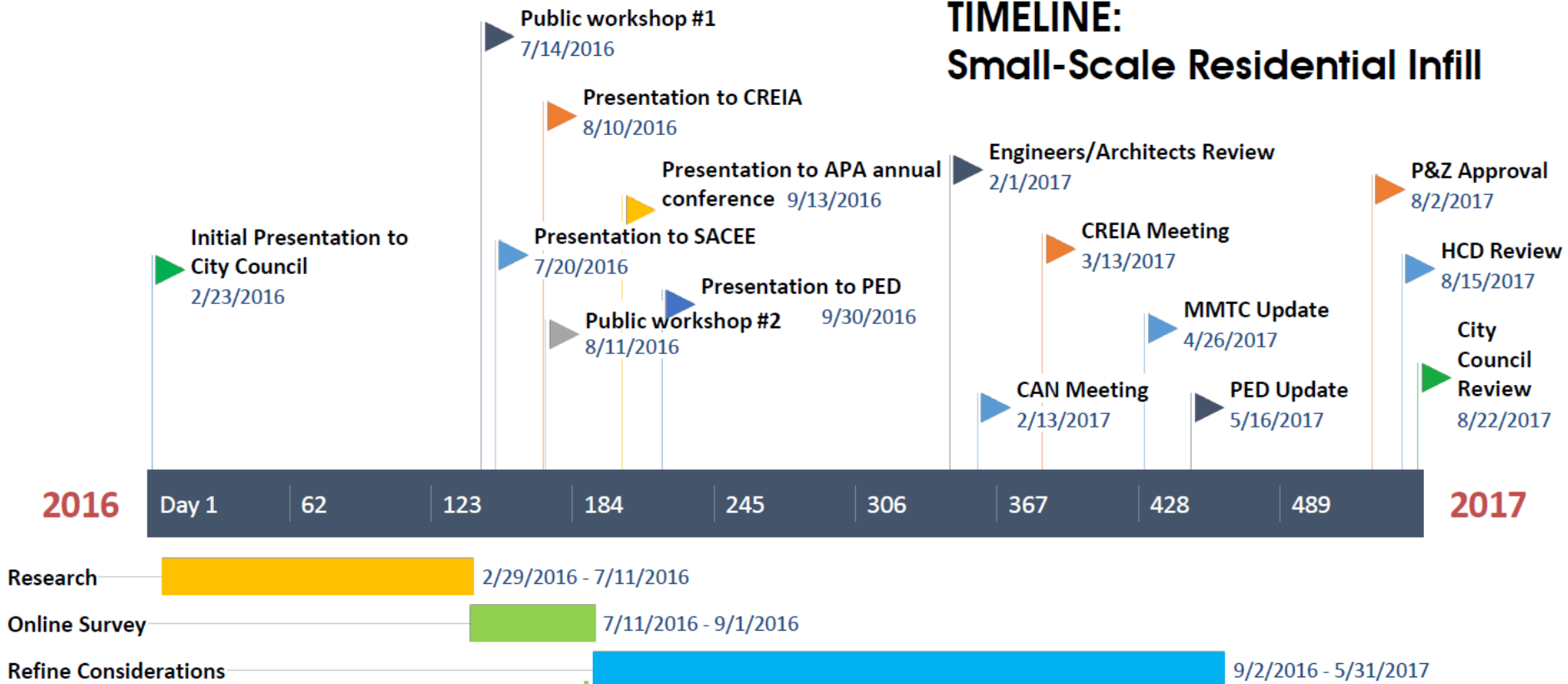
Asheville's Missing Middle



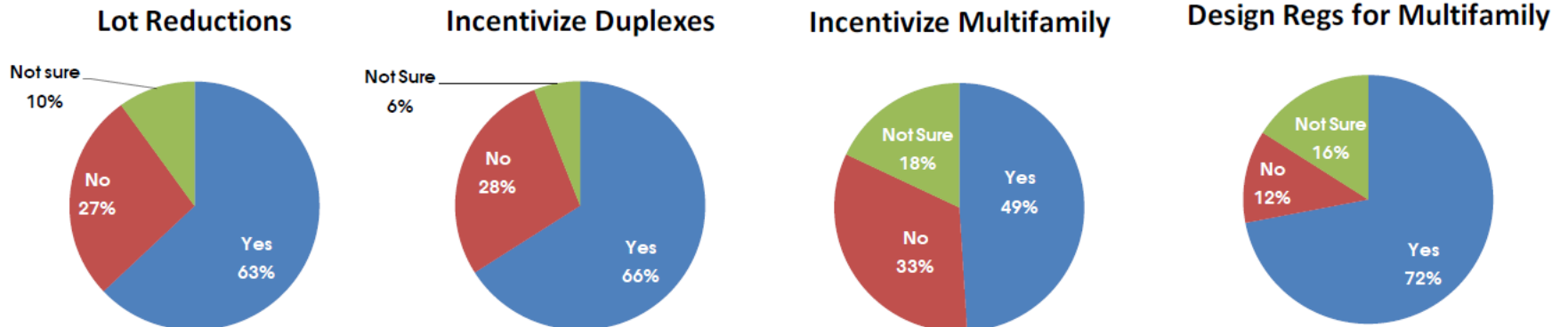
Key Points:

1. Asheville housing is significantly constrained (~3% vacancy rate)
2. Residential districts are not providing permitted number of housing units
3. Housing stock lacks variety: primarily single-family

TIMELINE: Small-Scale Residential Infill



Online Survey Results Summary



Proposal #1

Reduce Minimum Lot Width by 20%

	RS2	RS4	RS8	RM6	RM8	RM16
Current	100'	80'	50'	70'	50'	50'
Proposed*	80'	60'	40'	60'	40'	40'

* RS4 proposed minimum lot width rounded from 64' to 60'; RM6 rounded from 56' to 60'

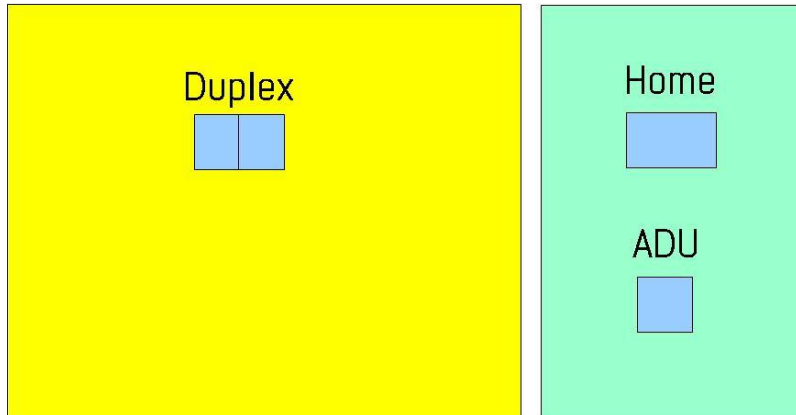
Properties subject to the Steep Slope Ordinance (i.e. located above 2,200' elevation on more than a 15% grade) would continue to be restricted by those regulations.

Proposal #2

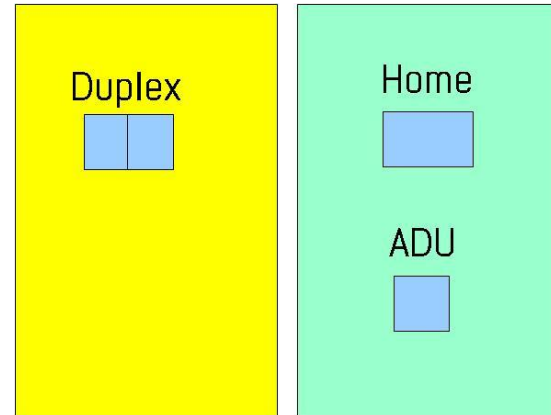
Incentivize Duplexes

Allow duplexes on parcels meeting minimum standards that are located in Residential Multifamily (RM) zoning districts

Current land requirements for a:



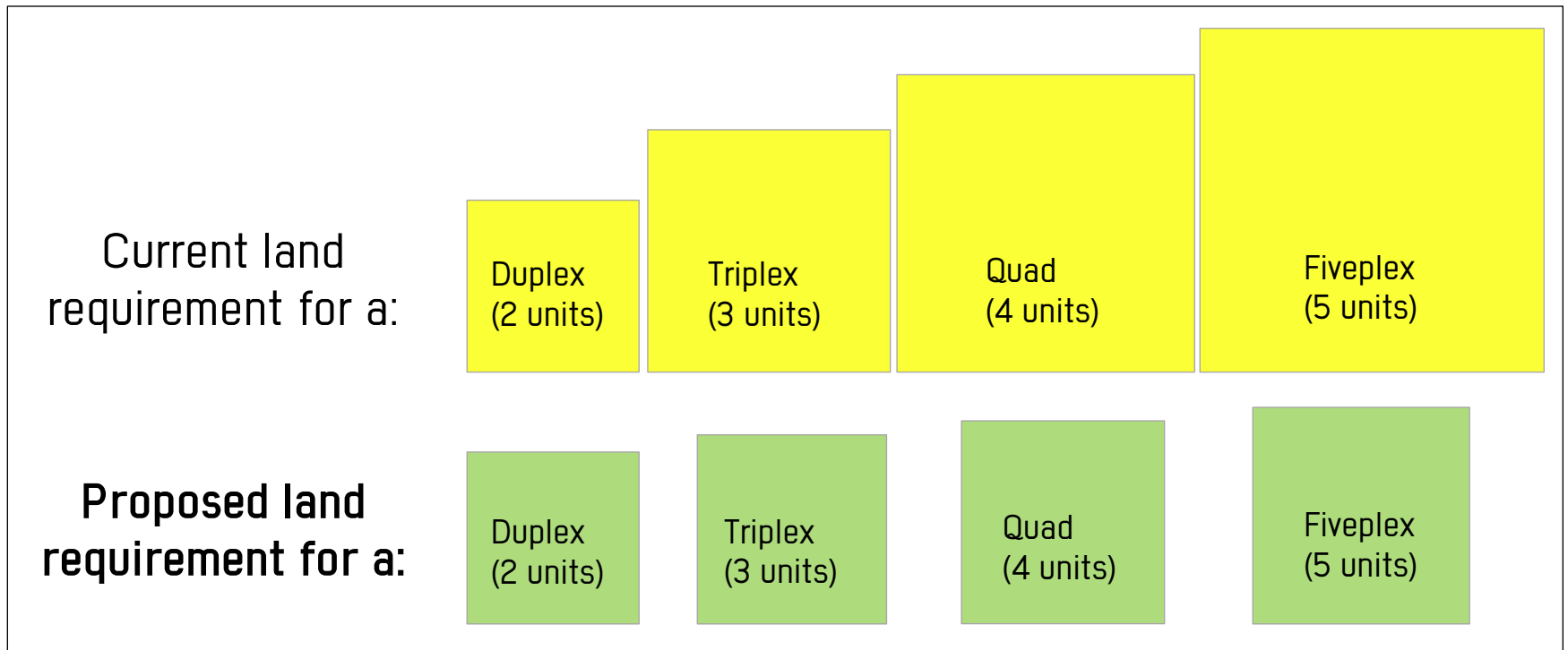
Proposed land requirements for a:



Proposal #3

Incentivize Multifamily in RM Zoning Districts

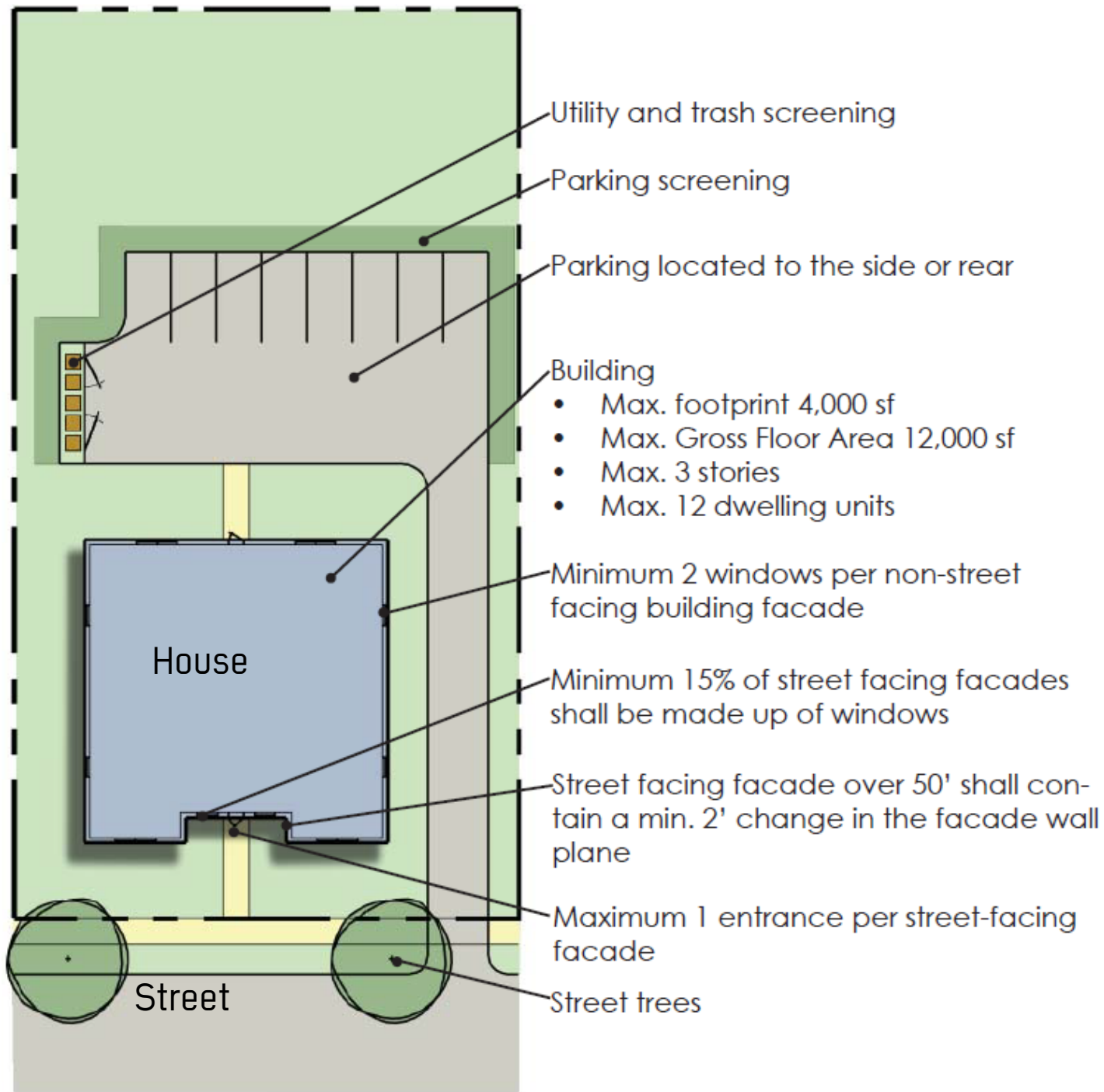
Allow additional multifamily units for every 1,000 square feet of parcel area in excess of the minimum lot area standards of the zoning district, while meeting other requirements (e.g. parking)



Proposal #4

Establish neighborhood-scale multifamily design standards for RM6, RM8, RM16





Related Changes

Other changes that support this proposal include:

1. **Increase off-street parking requirements near the CBD**
2. Remove *Alternative Access*, a duplicative subdivision standard
3. Allow Townhomes to be permitted uses in RS8 districts
4. Revise *Flag lots* to establish maximum flat lot dimensions
5. **Reduce driveway standards**

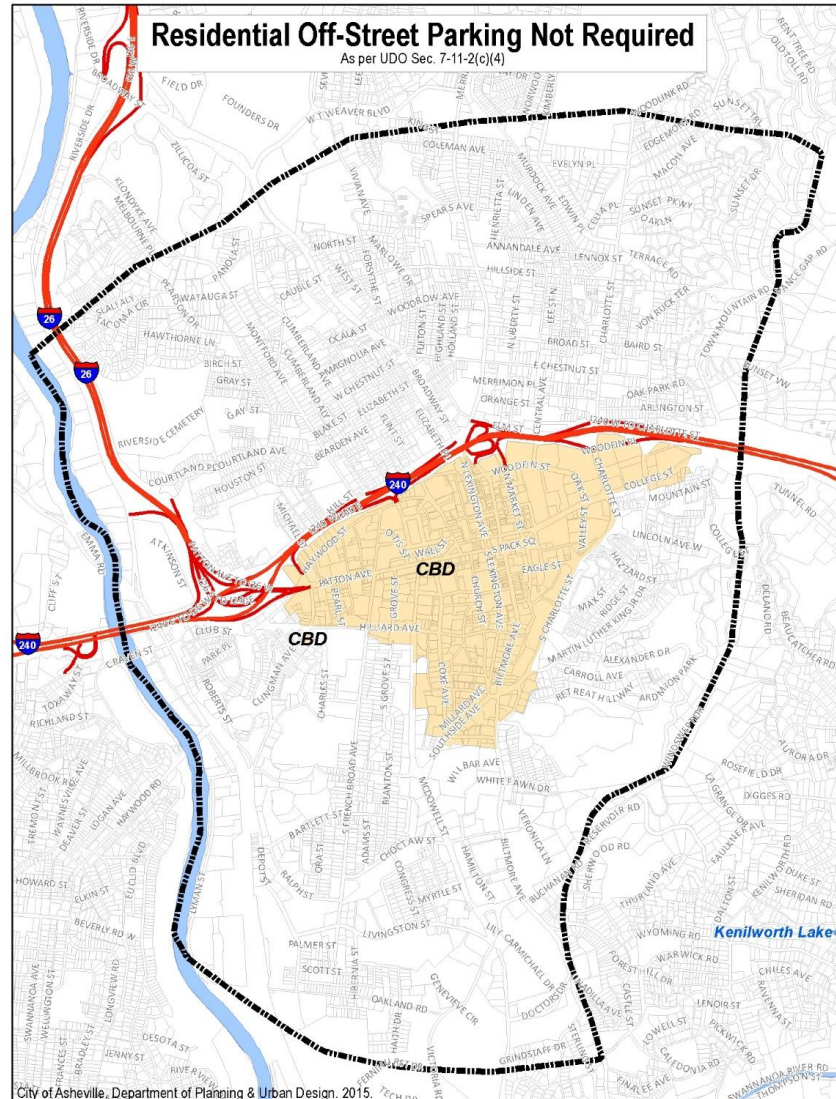
Related Changes

Changes to off-street parking requirements:

PROPOSAL:

Increase off-street parking requirements within one mile of the Central Business District (CBD) from zero parking required to 50% of the standard to be provided

Example:	3 bedroom house
UDO requires	2 parking spaces
Current requirement	0 parking spaces
Proposed requirement	1 parking space

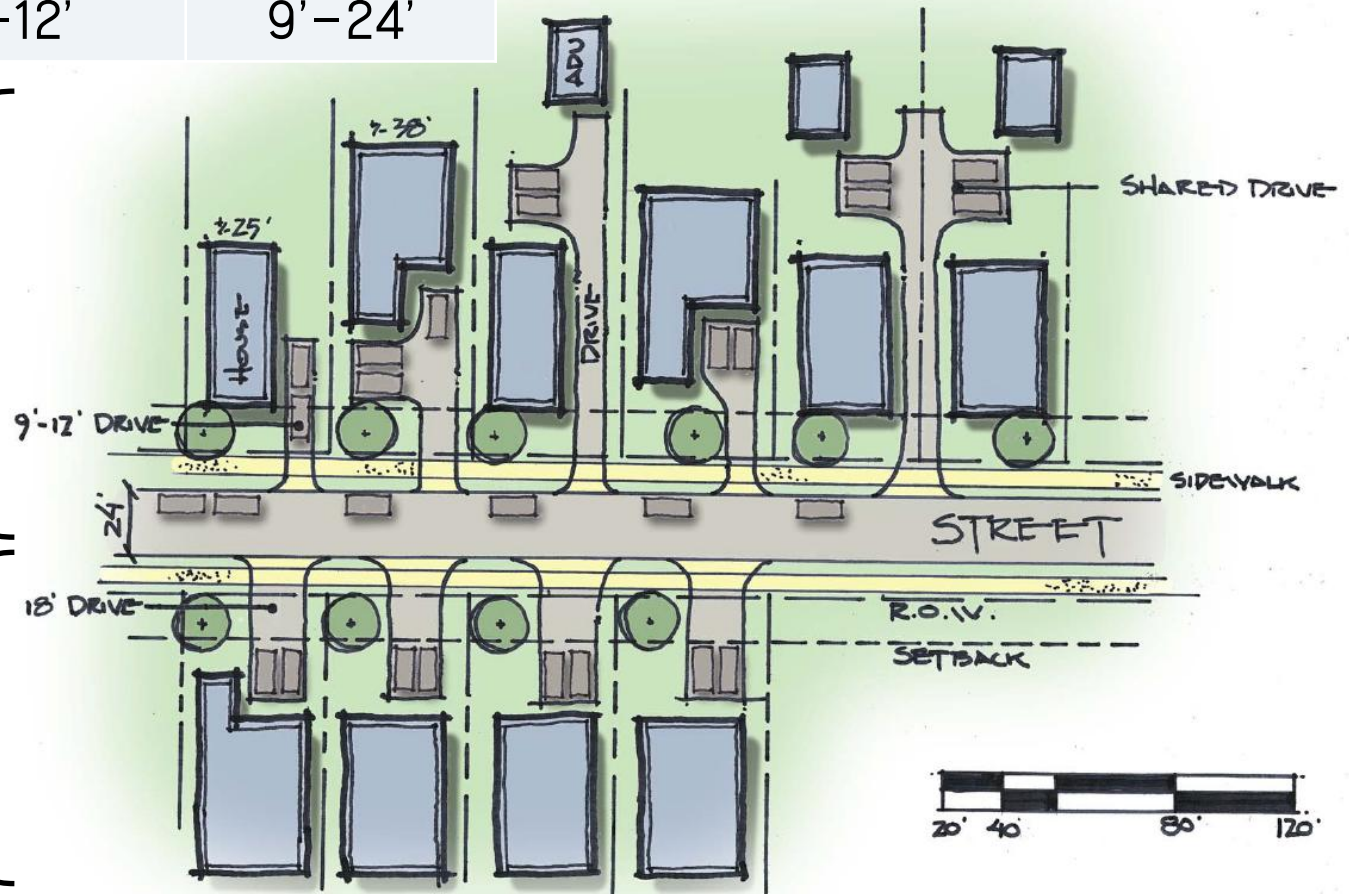


Changes to driveway standards:

	Single-Family	Multifamily
Current	12'–18'	24'–36'
Proposed	9'–12'	9'–24'

Proposed:

Current:



Housing & Community Development Committee Review (8/15/17):

1) TOPIC: Off-street parking standards within 1 mile of the CBD;
RECOMMENDATION: No change

2) TOPIC: Driveway standards;
RECOMMENDATION: Reduce minimum driveway standards
without changing maximum limits

Driveway (min'-max')	Single-Family	Multifamily (near street)	Multifamily (150' away from street)
Current	12'-18'	24'-36'	24'-36'
As Proposed by staff	9'-12'	9'-24'	20'-24'
As Proposed by HCD	9'-18'	9'-36'	20'-36'

SUMMARY

Small-Scale Infill Recommendations:

- 1) 20% lot width reduction for all residential zoning districts
- 2) Incentivize duplexes
- 3) Incentivize multifamily
- 4) Establish neighborhood-scale multifamily design standards
- 5) Related UDO changes to support compatible infill

Thank you!